

Planning Board Minutes

Wednesday, October 16, 2019

Mallet Hall

7:00pm

Members Present: Matt Altieri (alt.) John Bowdren, Heidi Curry (alt.) Gabe DiGristina, Matt St. Cyr, Christine Watson, town planner Tony Dater and secretary Molly White.

Members Absent: Jesse Peters.

Guests: John Schwanda and Jon Morris.

I. Call to Order – 7:00pm by Chair

II. Secretary's Report

John moved, seconded by Matt St. Cyr, to approve the minutes from September 18, 2019 as written. Discussion: None. Vote: Yes-4. No-0.

III. Old Business

"Second Amended Carter Property" Subdivision – Applicant's informed the secretary the day before the meeting that they would be unable to attend and requested to be on the November meeting agenda.

IV. New Business

John Schwanda was in attendance on Matt Chipman's behalf. Mr. Schwanda presented surveys he produced to reflect the changes being made to Mr. Chipman's son's lots on Hallowell Rd, Map 8 Lots 24-02 and 24-03. Mr. Chipman was court ordered to have the town amend these parcels to reflect new boundaries and acreage minus the portions of land awarded to the other party. The board reviewed the checklist and found that all requirements had been met but requested the mylars note why the amendment is being made to these properties, referencing docket number for the wavier of appeal from the court. The board also discussed the private road, Inaugural Dr., that provides access from Hallowell Rd to the above-named parcels. With the potential of these lots one day being sold, the board was concerned with the lack of a homeowner agreement dictating the responsibilities of the maintenance for the private road. The board decided a site-walk was not necessary as long the additional note regarding the reasoning for the amendment be added. They also decided that with the approval they make the suggestion that a homeowner's agreement for the private road be drafted and recorded at the Registry of Deeds. The official motion to accept the application upon receiving updated surveys and giving the recommendation of creating a homeowner's agreement was made by John and seconded by Christine. Discussion: In order to complete this process as quickly as possible, the board decided the new surveys could be approved and signed by board members once they were delivered to the secretary at the town office as opposed to waiting until the next month's meeting. Vote: 4-Yes. 0-No.

V. Review and Adopt Latest Shoreland Zoning Ordinance

There was some confusion as to which version of the Shoreland Zoning Ordinance needed to be adopted. The board decided to table this agenda item until the November meeting so they could determine what exactly needed to be approved.

VI. Land Use Ordinance Definitions Review

Tony had prepared some proposed draft definitions for some of the more pertinent terms that needed to be addressed. The board first looked at his proposed definition for Guest House. "A detached accessory dwelling, on a lot with the principal dwelling lived-in by the owner, is for the temporary lodging (5 months or less) by a family for a fee. The minimum net residential area for a lot with one guest house is 150,000 square feet, plus 60,000 sq. ft. for each additional guest house (see 'Space and Dimensional Standards' Table, Section 9 Article 3 Zoning Ordinance). Up to three guest houses may be placed on a single lot. Guest houses shall have square footage of total floor space no greater than that of the principal dwelling". Gabe first asked why they would opt to allow three guest houses on a single parcel of land when accessory dwelling only allows for one. He also asked for clarification on whether or not these spaces would only be available to family members of the owners. Tony responded that the current definition for family in the Definitions Ordinance allows for no more than 5 unrelated persons to occupy a premise. Heidi then questioned there being a time restraint regarding the length of a single stay of no more than five months. She mentioned that the focus needs to be on both what they want to encourage as well as discourage. The conversation switched to the proposed definition of Accessory Apartment. "An attached or detached (such as over a garage or workshop) accessory dwelling that meets the accessory dwelling requirements. Accessory apartments may on a lot of any size. The owner of the principal structure or a relative or any other person may live in, or rent, the accessory apartment or the principal structure". Matt St. Cyr asked why a guest house could not be defined under accessory dwelling opposed to needing its own definition. He then asked Tony what the difference is between accessory dwelling and accessory apartment to which Tony responded that it allows the apartment to be inside the primary dwelling. To that Matt then suggested that removing the word "detached" from Tony's proposed definition for accessory dwelling to clearly separate it from accessory dwelling. The board decided that some of the members were going to attend the next Ordinance Review Committee meeting to get some of their questions regarding these definitions answered.

VII. Any Other Business

No other business was discussed.

VIII. November Agenda

"Second Amended Carter Property" Subdivision – Final Approval
Review and Adopt latest Shoreland Zoning Ordinance.
Review Land Use Definitions.

IX. Adjourn

9:23pm

Respectfully submitted,

Molly White, secretary